143.0	0008	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,900 / 846,900
					USE VALUE:	846,900 / 846,900
					ASSESSED:	846,900 / 846,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
157		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GINET GREGORY P--ETAL	
Owner 2:	DREEBEN JILL B	
Owner 3:		
Street 1:	157 MOUNT VERNON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Aluminum Exterior and 2178 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	387,300		459,600	846,900
Total Card	0.118	387,300		459,600	846,900
Total Parcel	0.118	387,300		459,600	846,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.80 | /Parcel: 388.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	93197
GIS Ref	
GIS Ref	
Insp Date	06/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0008-0008.0

!11149!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,500	0	5,150.	459,600	847,100	847,100	Year End Roll	12/18/2019
2019	101	FV	297,900	0	5,150.	430,900	728,800	728,800	Year End Roll	1/3/2019
2018	101	FV	308,500	0	5,150.	356,200	664,700	664,700	Year End Roll	12/20/2017
2017	101	FV	308,500	0	5,150.	327,500	636,000	636,000	Year End Roll	1/3/2017
2016	101	FV	308,500	0	5,150.	298,700	607,200	607,200	Year End	1/4/2016
2015	101	FV	291,800	0	5,150.	293,000	584,800	584,800	Year End Roll	12/11/2014
2014	101	FV	291,800	0	5,150.	272,300	564,100	564,100	Year End Roll	12/16/2013
2013	101	FV	291,800	0	5,150.	259,100	550,900	550,900		12/13/2012

PRINT

Date	Time
12/11/20	01:21:08

LAST REV

Date	Time
07/28/20	15:06:50
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11149

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLUMBERG LESTER	22171-303		6/30/1992		185,500	No	No		Y

USER DEFINED

Prior Id # 1:	93197
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2020	379	Porch	16,000	C				
1/24/2013	108	Manual	23,749	C				
12/12/2007	1135	Addition	88,000			G9	GR FY09	25X12 & RENO KIT
4/14/2000	300	Porch	10,000	O				ENCLOSE FRONT PORC
2/11/1997	60		5,800					REMODEL ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2018	Inspected	BS	Barbara S
5/10/2018	MEAS&NOTICE	BS	Barbara S
11/18/2008	Meas/Inspect	163	PATRIOT
12/8/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

Total AC/HA: 0.11823 | Total SF/SM: 5150 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 459,598 | Spl Credit | Total: 459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28559327
Const Adj.:	0.98000199
Adj $ / SQ:	157.485
Other Features:	87273
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475761
Depreciation:	88492
Depreciated Total:	387269

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

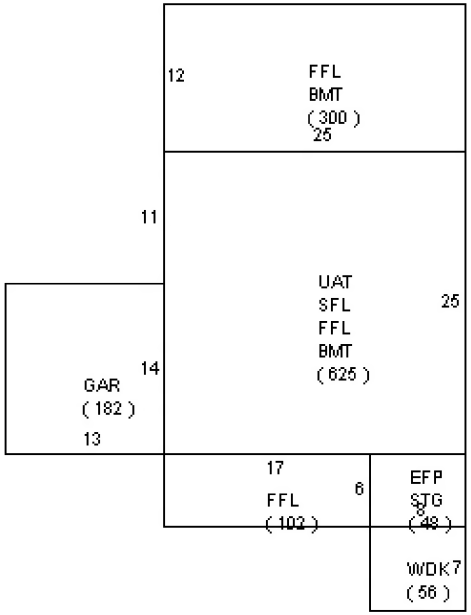
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2007
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.23
Special Features:	0	Val/Su Net:	126.28
Final Total:	387300	Val/Su SzAd	234.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,027	157.490	161,738
BMT	Basement	925	62.650	57,949
SFL	Second Floor	625	157.490	98,428
GAR	Garage	182	28.160	5,125
UAT	Upper Attic	156	110.240	17,225
WDK	Deck	56	15.680	878
EFP	Enclos Porch	48	71.150	3,415
STG	Storage	48	9.960	478
	Net Sketched Area:	3,067	Total:	345,236
Size Ad	1652	Gross Are	3536	FinArea 2178

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: